

City of Corunna
Regular Council Meeting
Monday, June 2, 2003

Present: Corey, Jessen, Johnson, Mehigh, Sanderson, Wagner.

Absent: Runyan (excused).

Guests: Joe Sawyer, City Manager; Susan Groll; Janet Washburn, Parks and Recreation Director; Judy Horton; Merilee Lawson, City Assessor/Planner; Chief Mark Hetfield, Police Department; Sgt. Kevin Clark, Police Department; Rob Kehoe, Building and Zoning Officer; Scott Johnson, Fire Chief; Jason Perkins; and other concerned citizens.

The meeting was called to order in the City Council Chambers by Mayor Corey at 7:00 p.m.

MINUTES OF THE PREVIOUS REGULAR MEETING: Johnson moved, Sanderson seconded to approve the regular meeting minutes dated May 19, 2003 as presented.

Roll call vote:

Yes: Wagner, Johnson, Sanderson, Jessen, Mehigh.

No: None.

Motion CARRIED

AGENDA APPROVAL: Wagner moved, Sanderson seconded to approve the agenda as presented.

Roll call vote:

Yes: Jessen, Mehigh, Wagner, Johnson, Sanderson.

No: None.

Motion CARRIED

APPROVAL OF VENDOR DISBURSEMENTS: Johnson moved, Wagner seconded to approve the vendor disbursements as presented.

Roll call vote:

Yes: Wagner, Jessen, Sanderson, Mehigh, Johnson.

No: None.

Motion CARRIED

CHECK PRESENTATION – YOUTH HOCKEY LEAGUE: Susan Groll presented a check to the city in the amount of \$1,000 from the youth hockey player fees that were collected. She advised the youth hockey league has a major maintenance project coming up this summer, which involves resealing the hockey rink. The youth hockey league will take care of the labor and the money to do this project, but she would like the city to give back the player fees that were collected. Mayor Corey advised Ms. Groll needed to go to the next parks and recreation commission meeting because a recommendation from the parks and recreation commission was needed to put an item on the agenda. Janet Washburn stated this item could be included in the budget amendments at the June 16th meeting. Mayor Corey asked if a request had to come to the city council. Mr. Sawyer advised yes. Ms. Washburn advised she was not stating this item did not have to come to the city council. She was stating this item could be amended as an expenditure into this year's budget at the next council meeting.

Mayor Corey advised this item would have to be put on the next agenda. Mr. Sawyer advised budget amendments would be done at the next meeting. He asked if the resealing would take out the low spots in the hockey rink. Ms. Groll advised yes. Councilperson Mehigh asked if the outside of the hockey rink would be painted. Ms. Groll advised yes. Councilperson Mehigh suggested using a paint color that will blend in with the park atmosphere.

Councilperson Sanderson stated the young man wanting to build a t-ball field was sitting in the audience and asked if the city had any information on the t-ball field yet. Mr. Sawyer advised he had nothing. Mayor Corey stated this is an Eagle Scout project that should be done this summer. Mr. Sawyer asked Mr. Perkins how long the project would take if the city had a location. Mr. Perkins advised the project would probably take two weekends. Mayor Corey asked council if they wanted to put this item on the agenda. Mr. Sawyer advised the city needs to find a location that would be consistent with the parks and recreation master plan. Mayor Corey advised the agenda could be amended to put this item on the agenda as item number one and to move the rest of the items down. Wagner moved, Johnson seconded to amend the agenda by accepting the agenda as presented with the addition of Consideration of T-ball Eagle Scout Project as Item No. 1 and renumbering the remaining agenda items through item number six.

Roll call vote:

Yes: Jessen, Mehigh, Wagner, Johnson, Sanderson.

No: None.

Motion CARRIED

Ms. Groll stated she spoke with Ms. Washburn about the youth hockey league working on the bathrooms by the hockey rink. Ms. Washburn advised she has not received any information yet. Ms. Groll advised she would like to do some type of fundraising to help out with that project also. She asked if she should present something separate for the hockey rink painting. Mayor Corey asked Ms. Groll if she was asking for permission or for the city to contribute funds. Ms. Groll advised she knows the city does not have any money and asked if the city wanted to approve the paint color. Councilperson Mehigh stated that information should be given to Ms. Washburn to bring to the city council. Mayor Corey advised these issues should be taken to Ms. Washburn and if a decision is needed, the item should be put on the council agenda. He further advised the items should go to the parks and recreation commission first for their recommendation. Mayor Corey thanked Ms. Groll for the check the city council received.

CONSIDERATION OF T-BALL EAGLE SCOUT PROJECT: Mehigh moved, Jessen seconded to authorize the city manager to locate a proper location not inconsistent with the park master plan for T-ball fields and to approve the Eagle Scout project as he sees fit.

Roll call vote:

Yes: Mehigh, Jessen, Johnson, Sanderson, Wagner.

No: None.

Motion CARRIED

Ms. Washburn asked Mr. Perkins to come in to city hall tomorrow and the city would have some information for him.

CONSIDER ADOPTION OF PLUMBING/MECHANICAL/ELECTRICAL ORDINANCE NO.

03-05: Mr. Sawyer stated the city has had a public hearing on the proposed ordinance change so council is free to adopt the ordinance if they wish to bring these items in house now. Rob Kehoe stated the city has three options: turning the building permits over to the county so the county does all, keeping everything the same as it is now with Mr. Kehoe doing the building permits and the county doing the plumbing, mechanical and electrical permits, or having the city do everything, which includes building, plumbing, mechanical and electrical. He explained a contractor or homeowner can request an application and once the application and fee is returned, the information will be entered into a computer. When the person is ready for an inspection, he will fax the information to the inspector and the inspection will be done. He further explained the plumbing, mechanical and electrical inspections are currently being done once a week, but with the addition of Caledonia Township, City of Perry and City of Corunna, the inspections would be done twice a week. Mr. Kehoe stated he was asked by the builders to take over these inspections because the builders are not getting anywhere with the county. He has tried to get the county to lower their fees and to provide better service but the county does not seem to have any desire to do this. He further stated this change was not being done because of some feud he has with the county. The builders are asking for this change. He also stated he did not think the new inspections would affect the city staff in the front office except there might be an occasional phone call for an inspection. Mr. Kehoe advised the plumbing, mechanical and electrical inspections should generate about \$3,000 per year for the city. He further advised the rental inspections are going real well. The city has collected over \$1,000 already, but there are quite a few rental inspections that are unpaid that need a follow-up letter instructing the homeowner how much they need to pay. He also advised he feels he could bring in about \$16,000 in rental inspection fees. Mr. Kehoe stated he informed Mr. Sawyer that he would be willing to take a \$3,000 cut in pay to help with the budget. Mr. Kehoe further stated he projects that the building department could finally get in the black this year if the city keeps everything in house. He also stated since he would be taking on more work with the trades, he would like to negotiate not having to attend the nightly meetings and advised that Merilee Lawson has done a fabulous job with the planning commission and zoning board of appeals. Mr. Kehoe explained the choice of keeping everything the way it is now would not be his first choice because the city will lose money. He further explained he does not believe the city should give everything to the county because the city would still have rental inspections and zoning requests to do, and believes Ms. Lawson has a full plate with assessing since this is her number one job and she does not need to do the zoning. He also explained Mark Hetfield does a great job with code enforcement, which he works with him on. Mr. Kehoe advised the builders and homeowners know his hours pretty well and this would be a big service to the community that the city would miss out on. Councilperson Mehig stated if the city can provide a service to the residents cheaper and have control over the service, then he was in favor of this because the council is here to serve the people. Mayor Corey asked Mr. Kehoe how many people he sees in a week or month. Mr. Kehoe advised during the winter, it is slow so he does a lot of his filing and helps out up front during the lunch hour, but during this time of the year, he sees one to three people per day. Mayor Corey asked if a permit is issued to everyone who comes in. Mr. Kehoe advised no. Mayor Corey stated there is nothing in the fee schedule for final inspections and asked Mr. Kehoe if he does final inspections. Mr. Kehoe advised definitely. Mayor Corey asked if the final inspections were up-to-date and how he knew if the work gets done. Mr. Sawyer advised the person calls for an inspection. Mr. Kehoe advised it is not the building inspector's job to call

people for final inspections. It is up to the homeowner or builder to call. Mayor Corey asked what happens if someone does not call. Mr. Kehoe advised in the winter, he drives around and final out permits on his own. A house is completely different because an occupancy permit is needed and he looks for the plumbing, electrical and mechanical stickers. Mayor Corey asked Mr. Kehoe if he had some of system in place to follow up on final inspections so he can close out the file. Mr. Kehoe advised he usually does them once a year. Mayor Corey stated he did not think final inspections have been done in the past. Mr. Kehoe stated it is not the city's responsibility. Mayor Corey asked why not. Mr. Kehoe advised it is the responsibility of the person who took out the permit to call for an inspection. Mayor Corey advised the city is the governmental unit. Mr. Kehoe advised he understood but the building permit states it is the responsibility of the person taking out the permit to call. Mayor Corey stated there could be permits from two or three years ago that never got closed out because someone did not call. Mr. Kehoe stated any major construction would need a final inspection, but minor construction such as decks, siding, roof, etc. do not get followed up on. Mayor Corey stated this is a procedure that the city should start then if the city is going to take over everything. Mr. Kehoe advised it is 100 percent not the city's responsibility to baby-sit someone to find out if the work is done. He further advised he did not think there were any communities that have 100 percent of their inspections done. Mayor Corey stated if he paid \$30 for a building permit fee but never calls the city back for a final inspection, then he did not get the inspection he paid for. Mr. Kehoe stated he does not think anyone should pay a contractor until the person is shown something that states the work has passed inspection. Councilperson Mehigh stated it was his understanding that the county does not require a permit for re-roofing. He asked if a permit was required for siding. Mr. Kehoe advised yes. Councilperson Mehigh if a permit was mandated by the state. Mr. Kehoe advised the state has backed down on requiring a permit for roofing, siding, windows, fences and sheds. Councilperson Mehigh stated he could understand why a permit for roofing would be required, but he did not understand how siding would be affected because a lot of the contractors put the new siding over the old siding. Mayor Corey asked if the city was demanding more from its residents than other communities are. Councilperson Mehigh asked why a building permit would be required to replace windows and doors if the opening structure is not changed. Mr. Sawyer advised for fire egress reasons. Ms. Lawson advised the county re-inspection fees are another issue. The county is charging another \$60 to do a re-inspection. She further advised the city council should seriously look at the possibility of charging a one-time re-inspection fee. Mr. Kehoe advised he has never charged a re-inspection fee. Mr. Sawyer stated the city has re-inspection fees adopted within the fee schedule for building permits. Re-inspections are something that he has not pushed Mr. Kehoe very hard on and sometimes he wishes Mr. Kehoe would do more than he does, but the city tries to be reasonable with the builders. Mr. Sawyer further stated the city is not paying Mr. Kehoe to do re-inspections since he is a salary employee so nine times out of ten there is no economic reason for the city to charge for re-inspections. The re-inspection fees are available to use in case there is a builder or homeowner that does not do what they are told to do. Councilperson Sanderson asked if the person who gets the permit has the right to hold a check until a final inspection is made. Mr. Kehoe advised he strongly recommends not writing a check until the final inspection is made. Councilperson Sanderson asked if this was something that should be agreed upon with the contractor before the work begins. Mr. Sawyer advised absolutely not. Mr. Kehoe advised the job is finished when the job passes the final inspection. Councilperson Sanderson stated if the contractor gets done on Friday and an inspector cannot do the

inspection until Wednesday then the contractor would have to wait. Mr. Kehoe advised yes. Mr. Sawyer stated if the construction job requires a permit, then the owner has the right not to pay until the final inspection is done. Councilperson Sanderson asked if a lot of people realize they do not have to pay anything until a final inspection is done. Mr. Kehoe advised no and he wishes people would not pull their own permit. If the person thinks they are getting a better deal by pulling the permit themselves than the contractor, the person is wrong. He further advised the person who pulls the permit is responsible for the job. Jessen moved, Wagner seconded to adopt the following ordinance with permit fees as presented:

ORDINANCE NO. 03-05

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF CORUNNA, MICHIGAN, BY ADDING CHAPTER 15 – ELECTRICAL, MECHANICAL AND PLUMBING CODE ADMINISTRATIVE AND ENFORCEMENT, ARTICLE I, CODE OFFICIAL DESIGNATION, AND TO PROVIDE FOR ENFORCEMENT AND PENALTIES FOR VIOLATIONS THEREOF.

THE CITY OF CORUNNA, MICHIGAN ORDAINS:

SECTION I. AGENCY DESIGNATED. Pursuant to the provisions of the Michigan Electrical, Mechanical and Plumbing Code, in accordance with Section 8b(6) of 1972 PA 230, the Electrical, Mechanical and Plumbing Code Official of the City of Corunna is hereby designated as the enforcing agency to discharge the responsibility of the City of Corunna under 1972 PA 230, State of Michigan. The City of Corunna assumes responsibility for the administration and enforcement of said Act throughout its corporate limits.

SECTION II. SEVERABILITY.

This Ordinance and the several sections, subsections, paragraphs, clauses and parts thereof are hereby declared to be severable. If any part of clause thereof is declared or adjudged invalid by present or future legislation or decree, the balance of the Ordinance shall not be affected thereby.

SECTION III. CONFLICTING ORDINANCES REPEALED.

All Ordinances previously adopted and incorporated in the Code of the City of Corunna, Michigan, through codification procedures, or any existing Ordinances that are inconsistent with the provision of this Ordinance are hereby repealed, and in the case of inconsistencies, to the extent of such inconsistency, are hereby repealed.

SECTION IV. COPIES AVAILABLE.

This Ordinance may be purchased or inspected in the City Clerk's Offices, Monday through Friday, between the hours of 9:00 a.m. and 4:30 p.m.

SECTION V. EFFECTIVE DATE.

This Ordinance shall take effect pursuant to the Corunna City Charter, immediately upon publication hereof.

Roll call vote:

Yes: Johnson, Sanderson, Wagner, Mehig, Jessen.

No: None.

Motion CARRIED

CONSIDER ADOPTION OF THE 2003/2004 CITY FEE SCHEDULE: Mehig moved, Jessen seconded to adopt the City Fee Schedule for 2003/2004 as proposed with the water/sewer proposal two and to include the adoption of the plumbing, mechanical and electrical fees as previously approved. Mr. Sawyer explained his spreadsheet and reviewed the proposed fee schedule. He further explained some of the businesses are going to object, but the water/sewer rate changes have to be made.

Roll call vote:

Yes: Wagner, Johnson, Sanderson, Jessen, Mehig.

No: None.

Motion CARRIED

CONSIDER EXCUSING COUNCILPERSON LARRY RUNYAN FROM JUNE 2, JUNE 16 AND JULY 7, 2003 REGULAR COUNCIL MEETINGS: Johnson moved, Sanderson seconded to excuse Councilperson Larry Runyan from the June 2, June 16 and July 7, 2003 regular council meetings.

Roll call vote:

Yes: Jessen, Mehig, Wagner, Johnson, Sanderson.

No: None.

Motion CARRIED

PLACE YEAR END 2002/2003 BUDGET AMENDMENTS AND ADOPTION OF 2003

ADMINISTRATIVE MANUAL ON THE JUNE 16, 2003 AGENDA: Wagner moved, Johnson seconded to place budget amendments and adoption of the 2003/2004 Administrative Manual on the June 16, 2003 agenda.

Roll call vote:

Yes: Sanderson, Mehig, Johnson, Jessen, Wagner.

No: None.

Motion CARRIED

CALL TO AUDIENCE: Judy Horton stated she normally uses 2,000 gallons per month and asked if she would be paying more than the next bracket up. Mr. Sawyer advised yes. Ms. Horton asked how a flushable unit is determined in a home. Mr. Sawyer advised it does not matter how many bathrooms there are in a residential home because most residential homes are only charged one flushable fixture. Councilperson Mehig stated it was his understanding that the rates are not really cheaper but it is the percentage that is different. Mayor Corey advised the base charge stays the same for everybody.

EXECUTIVE/CLOSED SESSION FOR POLC LABOR NEGOTIATIONS: Jessen moved, Mehig seconded to leave the regular session and go into executive/closed session for POLC labor negotiations with a ten minute break in between.

Roll call vote:

Yes: Sanderson, Mehig, Johnson, Jessen, Wagner.

No: None.

Motion CARRIED Time was 8:29 p.m.

Mehig moved, Sanderson seconded to leave the executive/closed session and return to regular session.

Roll call vote:

Yes: Mehig, Jessen, Johnson, Sanderson, Wagner.

No: None.

Motion CARRIED Time was 9:45 p.m.

No action took place during the executive/closed session.

ROUNDTABLE DISCUSSION: Councilperson Mehig asked if anything had been done about setting another joint fire board meeting. Mayor Corey advised the city has not received a response back from Caledonia Township, and the city should have an opportunity to look at their response before there is any kind of meeting. He also advised he would send out a letter to Tom Wazny asking him when the township could meet and to have the township board address the last talking points the township board received at the last meeting. Councilperson Mehig stated he feels the township will pay \$5,000 per month until the township gets their structure done. Mayor Corey advised Mr. Wazny stated at the last public hearing that the township had no interest in starting their own fire department. Mayor Corey further advised he would also address the rental fee in his letter. Councilperson Jessen stated council should set a deadline. Mayor Corey advised the city should receive the township's proposal before setting a deadline. He asked if having a combined Corunna-Caledonia Township fire department would be the best thing for the people of Corunna. Councilperson Mehig stated the City of Corunna would still have a fire department regardless of what happens. Mayor Corey asked if it would be better to continue in this relationship rather than being controlled by two or three people, which he believes the city council is allowing the township to do. Councilperson Mehig advised then the city should cease negotiations and just collect the \$5,000 per month. Councilperson Wagner stated at the rate the negotiations are going, he honestly does not believe the city will have a contract in five months. Councilperson Mehig stated the township has a cavalier attitude. Mayor Corey agreed but he felt the city council is responding to the township's lack of interest and attitude rather than what is best for the city's citizens. In the long run, the city is better off to have a joint fire department. Councilperson Mehig stated the fire department is an issue that will not go away. Mayor Corey asked why it would be better for the citizens of Corunna to operate a fire department with \$75,000 less revenue coming into the city. Councilperson Jessen asked if the fire department would close down if the city does not get the money. Mayor Corey advised hopefully not because the city is obligated to have a fire department. Councilperson Sanderson stated the city has to call the township's bluff sometime. Councilperson Jessen stated he was almost certain if the city council voted right now the township would be gone. Councilperson Johnson stated she does not want things to go that far. Councilperson Mehig stated he did not mean to get into a major

discussion on this issue, but he wanted to know where the negotiations were going and what the city council is going to do. Mayor Corey asked council what dollar figure he should put in his letter for rent. Councilperson Mehig suggested the same amount the city charged before or slightly higher. Mr. Sawyer stated the city should not let the gap that the township owes the city get too big.

Councilperson Jessen stated he did not think the city council should blame just two members of the township board. The city council should blame the entire board. Mayor Corey stated he feels the majority of the township board would follow the leadership if there was a different leadership. Councilperson Jessen advised he feels most of the township's board wants an agreement. Mayor Corey suggested inviting the township board to a council meeting to hammer out an agreement.

Councilperson Sanderson stated the city has lost the graphics business because the building is empty. He asked if anyone noticed the three dead ducks in the middle of road by the ambulance building that were smashed. Councilperson Sanderson asked if the city could get a couple of "Duck Crossing" signs to let people know that the city is thinking about the problem. Councilperson Mehig stated Houghton Lake has a couple of areas that have this kind of signage. Mr. Sawyer asked if hitting the ducks was intentional and if anyone saw someone hit the ducks. Councilperson Johnson advised those three ducks almost caused an accident that day. Councilperson Mehig stated if there are signs up then people from out of town might take the extra effort to slow down for them. Councilperson Sanderson stated he was sorry he brought the issue up.

Mayor Corey stated the city council has discussed giving city residents the first option to rent the park pavilions but he thought it would be better to ignore this and let the people rent them whenever the people want to rent them. Mr. Sawyer advised the past minutes were reviewed but the minutes were not clear. He interpreted the minutes to mean that city residents have the opportunity to reserve the Jaycee pavilion first. Councilperson Mehig stated in the past, Corunna residents never got a chance to use the pavilion unless they got to the park at one a.m. A decision was made when the fee schedule was adopted to give Corunna residents first choice in renting the park pavilions until the end of April and starting the first of May, the park pavilions would be rented on a first come first serve basis. He further stated he did not have a problem with changing how the pavilion is reserved. Mr. Sawyer stated he has not received any complaints that somebody was not able to rent the pavilion so as far as he was concerned the pavilion should be rented out first come first serve basis. If there are complaints from residents about not being able to get the pavilion, then the issue could be reviewed again and everyone agreed. Mayor Corey stated if alcohol is allowed in the community center, he and Councilperson Mehig discussed having an off-duty police officer present, but was informed by Chief Hetfield that an off-duty police

officer could not be used. Chief Hetfield advised a certified police officer cannot work in an establishment that serves alcohol, but a security guard could be hired. Mayor Corey stated a security guard would be able to break up any fights and if there is trouble, the security guard could call the local police.

ADJOURN: Mehig moved, Jessen seconded to adjourn.

Roll call vote:

Yes: Johnson, Sanderson, Wagner, Mehig, Jessen.

No: None.

Motion CARRIED Time was 10:14 p.m.

STEVE COREY, MAYOR

YVONNE F. LONG, CITY CLERK